

El Dorado County General Plan Biological Policies

May 18, 2015



Background and Previous BOS Hearings

Hearing Date	Discussion
July 28, 2014	Review History/Background and Policy Options memos
Sept 2, 2014	Follow-up discussion of oak resources
Oct 7, 2014	Direction to proceed with Policy Option 3, the Mitigation/Conservation approach
Nov 21 and Dec 7, 2014	Additional discussion of Oak Woodland Management Plan (OWMP) and in-lieu fee
Jan 13, 2015	Established policy update timeline and key decision points, direction provided on Decision Point 1
Jan 26, 2015	Discussion and direction provided on Decision Points 2-3
Feb 23, 2015	Discussion and direction provided on Decision Points 4-7
Mar 30, 2015	Discussion and direction provided on Decision Points 8-10

Purpose of Workshop

Draft Biological Resource Policies and Oak Resources Management Plan (ORMP)

- Review and provide feedback on draft policies and ORMP
- Direct staff to return June 22, 2015 with:
 - In-lieu fee
 - Final proposed project description
 - Resolution of Intention



Policy Update Timeline

Task	2015												2016				
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Biological Policies/OWMP																	
Board meetings	█	█	█		█	█											
Draft policy language/OWMP			█	█													
Final draft policy language/OWMP				█	█												
Final policy language/OWMP															█	█	█
Environmental Impact Report																	
Administrative Draft IS/NOP			█	█													
Notice of Preparation					█	█											
Scoping Meeting							█										
Administrative Draft EIR								█	█								
Draft EIR										█	█						
Public meetings on Draft EIR											█	█					
Administrative Final EIR													█	█	█		
Final EIR																█	█

Biological Policy Update Process

- Board selection of conservation/mitigation option (October 2014)
- Board direction to update OWMP (December 2014)
- Identification of 10 Decision Points (January 2015)
- 4 Board hearings to provide direction on Decision Points (January – March 2015)
- Board direction on the basis of revised policies and ORMP (May – June 2015)

Policy Update Considerations

- Streamline CEQA review process
- Develop self-implementing policies
- Develop easily-understood standards and mitigation requirements
- Consistency with state and federal regulations
- Remove conflicting or unclear terminology



Comparison of Options

	Option 1	Option 2	Option 3	Option 4
Oak Woodland Management Plan	No	No	Yes	Yes
Priority Conservation Areas	No	No	Yes	Yes
Important Biological Corridors	No	No	Yes	Yes
Integrated Natural Resources Management Plan	No	No	No	Yes
Self-Implementing Policies	No	Yes	Yes	Yes
Initial Relative Costs	Low	Medium	Medium-High	High
Timeframe for Implementing	15 months	18 months	20-24 months	36 months
Long-term Relative Staff Time/Cost	High	Medium-High	Low	Medium-High
Comparable Counties	Alpine, Amador, Plumas, Sierra	Alpine, Amador, Butte, Calaveras, Nevada, Plumas, Tehama	Butte, Nevada, Placer, Tehama, Tuolumne	None Identified

Background information on Options found in Policy Options Memo (Legistar 12-1203 5C)



Decision Points

- 1: ORMP In-Lieu Fee Study
- 2: Oak Resources Measurement Methodology
- 3: Roadway Undercrossing Requirements
- 4: Two-tiered Mitigation and Threshold
- 5: Oak Mitigation Exemptions

Decision Points Memo 12-31-2014 (Legistar 12-1203 9B 1-13-2015)

Decision Points (cont)

- 6: Priority Conservation Area (PCA) Update
- 7: Special Status Resource Mitigation
- 8: Important Biological Corridor (IBC) Standards
- 9: Whether to Include Important Ecological Areas with PCAs and IBCs in the Conservation Strategy
- 10: Database of Willing Sellers

Decision Points Memo 12-31-2014 (Legistar 12-1203 9B 1-13-2015)



Biological Resources Policies

- Objectives Related to Biological Resources:
 - 7.4.3: Consolidated into Policy 7.4.1.5 (p. 12, 21)
- Policies Related to Biological Resources:
 - 7.4.1.1 through 7.4.1.4: Slight language modifications for clarity (p. 12)
 - 7.4.1.5, 7.4.1.6, 7.4.2.1, and 7.4.2.6: Incorporated into Policy 7.4.2.8 (p. 12-14)
 - 7.4.2.2: Incorporated into Policy 7.4.2.9 (p. 14)
 - 7.4.2.4: Edited to remove 'active' management (p. 14)
 - 7.4.2.7: Policy removed, related to PAWTAC (p. 14)



Biological Resources Policies

- Policies Related to Biological Resources (cont.):
 - 7.4.2.8: Modifications to this policy include (p. 14-19):
 - Establishes mitigation ratios for special-status biological resources (Decision Point 7).
 - Requirement for wildlife movement studies for 4-, 6-, and 8- lane roadway projects (Decision Point 3).
 - Establishes requirements of Biological Resources Assessment (Decision Point 7).
 - Identification of criteria for conservation lands (Decision Point 9).
 - Establishes a voluntary database of willing sellers (Decision Point 10).



Biological Resources Policies

- Policies Related to Biological Resources (cont.):
 - 7.4.2.9: Modifications to this policy include (p. 19-21):
 - Requires applicants for discretionary projects (and applicants for ministerial projects within the Weber Creek canyon IBC) to evaluate project-specific compatibility with the -IBC overlay.
 - Requires no net loss of wildlife movement function and value for special-status species, as well as large mammals within the -IBC overlay.
 - Mitigation measures may include land use siting and design tools.



Biological Resources Policies

- Implementation Measures Related to Biological Resources:
 - CO-L: Updated to reflect changes to Policy 7.4.2.8 (p. 34)
 - CO-M: Updated to reflect changes to Policy 7.4.2.8 (p. 34)
 - CO-N: Updated to reflect changes to Policy 7.4.2.9 (p. 35)
 - CO-U: Updated to reflect changes to Policy 7.4.2.8 (p. 37-38)



Biological Resources Policies

- Objectives Related to Oak Resources:
 - 7.4.4: Consolidated with 7.4.5 to address oak woodland and oak trees together (p. 21)

- Policies Related to Oak Resources:
 - 7.4.4.2: 'Conservation' added to policy (p. 21)
 - 7.4.4.3: Revised to 'encourage' clustering (p. 21)
 - 7.4.4.4: Oak woodland and tree requirements combined and moved to the ORMP (p. 21-22)
 - 7.4.4.5: Policy removed, focus on incentive-based approach (Decision Point 4) (p. 22)



Biological Resources Policies

- Policies Related to Oak Resources (cont.):
 - 7.4.5.1: Policy removed, merged with 7.4.4.4 (p. 23)
 - 7.4.5.2: Merged with Policy 7.4.4.4, 2-tiered framework to address oak woodland and tree requirements (p. 23-25)
- Implementation Measures:
 - CO-P: Updated to reflect changes to Policy 7.4.4.4 and the ORMP (p. 35-36)



Oak Resources Management Plan

- Re-title to Oak Resources Management Plan
- Consolidates 2004 General Plan, 2008 OWMP, and Interpretive Guidelines (Policy 7.4.4.4)
- Oak woodlands used as the unit of measurement
- Heritage Trees defined (36" oaks)
- Exemptions and mitigation reductions (affordable housing) refined and consolidated
- Retention requirements replaced with incentive-based approach



Oak Resources Management Plan

- Two-tiered mitigation approach for oak trees and oak woodlands
- Mitigation options clarified to include planting, conservation, and in-lieu fee payment
- Permit and reporting requirements identified
- Conservation standards outside of PCAs
- Consistent terminology and definitions



Oak Resources Mitigation

- Mitigation Options:
 - In-lieu Fee Payment
 - Acquire Conservation Easement, Deed Restriction, and/or Property
 - On-site and off-site options
 - Replacement Tree Planting
 - On-site and off-site options
 - Combination of options



Oak Resources Technical Report

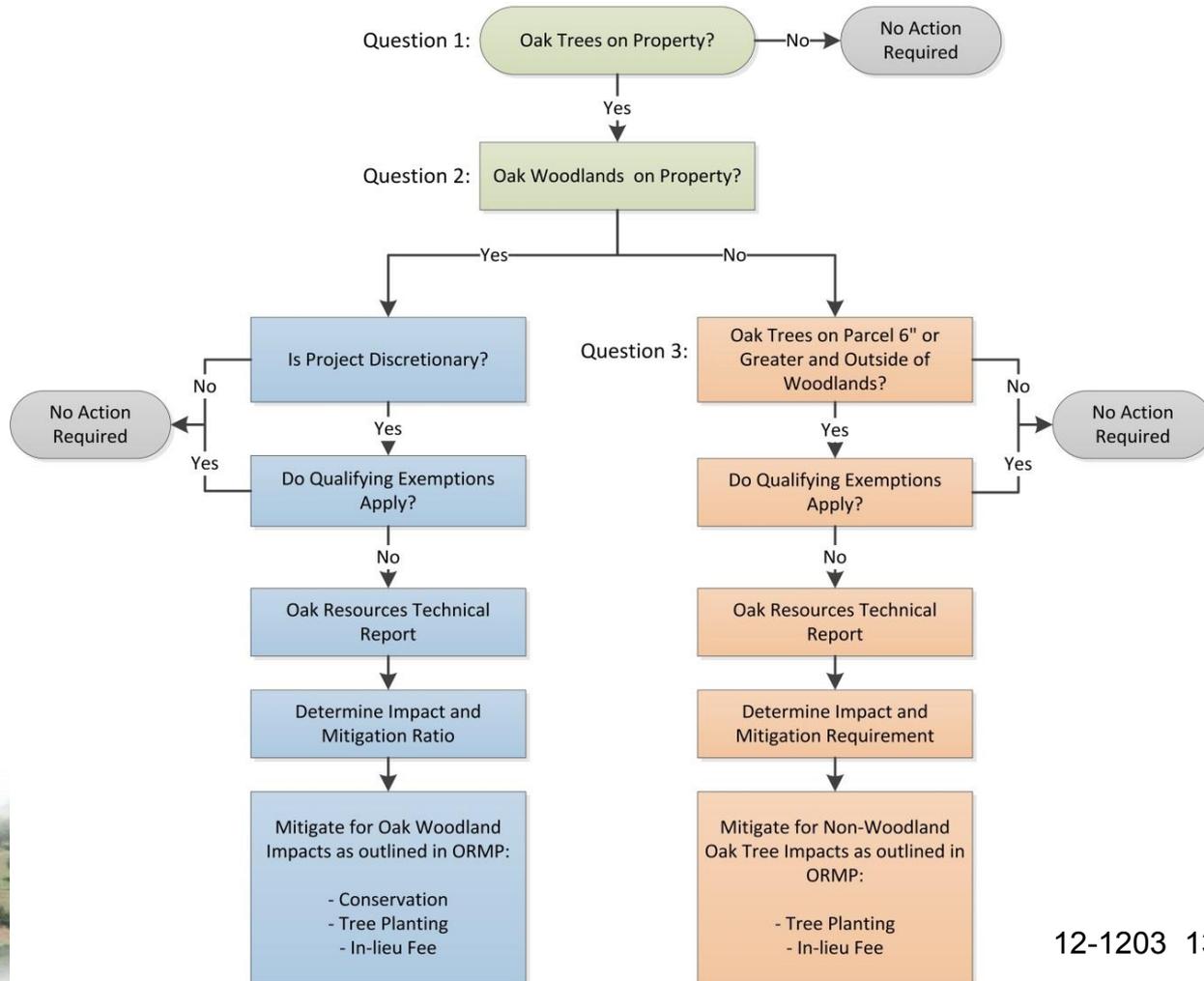
- A report prepared to:
 - Identify and quantify oak resources on a project site
 - Identify project-related impacts
 - Identify mitigation approach
 - Identify oak resources protection during construction
 - Identify monitoring and reporting requirements
- Size dependent on the extent of oak resources on a project site
- Prepared by a qualified professional



Oak Resources Process Flowchart

Oak Resources Process Flow Chart

(Must Answer Questions 1, 2, and 3)



Example 1



Site Information:

Parcel: 2.4 acres

Oak Woodland: 1.1 acres

Individual Oak Trees: 5

Project Impacts:

Development Area: 0.5 acres

Oak Woodlands: 0.3 acres (27%)

Individual Oak Trees: 2

Mitigation:

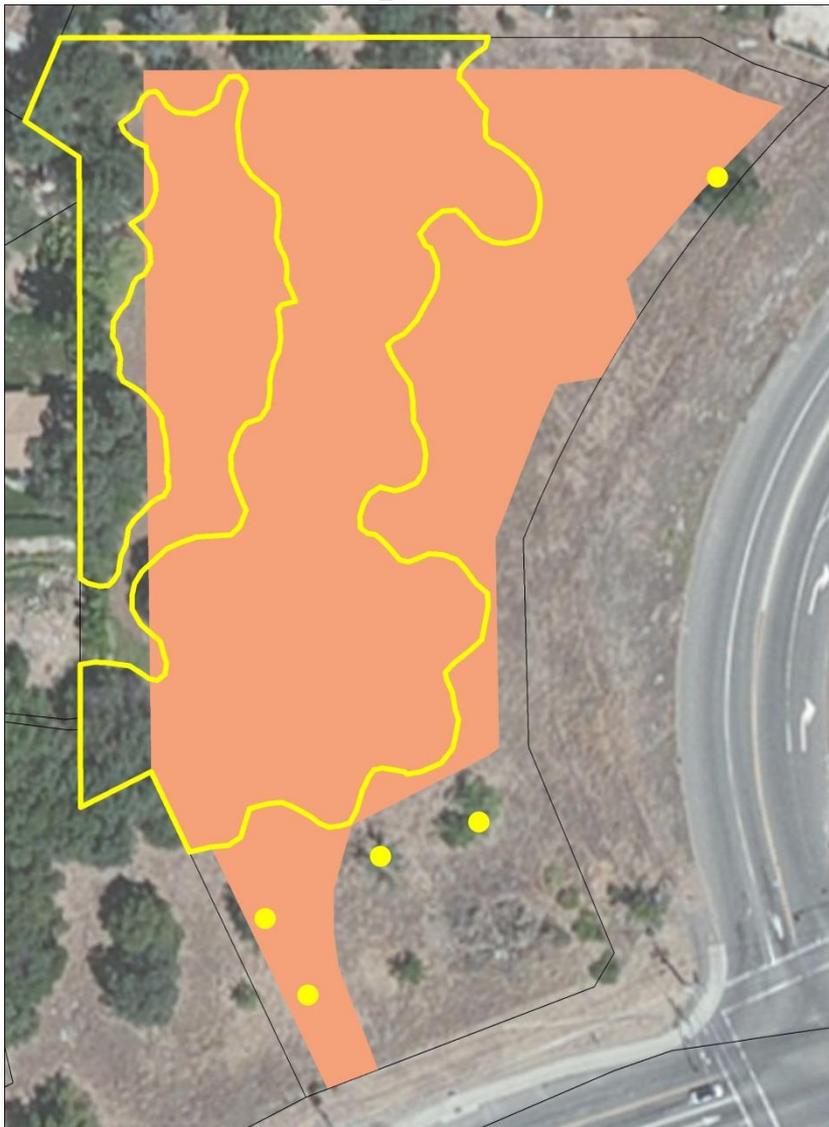
Oak Woodlands

- Mitigation Ratio: 1:1 (<50%)
- Plant, Conserve, and/or Fee

Individual Oak Trees

- Inch-for-Inch Replacement
- Plant and/or Fee

Example 2



Site Information:

Parcel: 2.4 acres

Oak Woodland: 1.1 acres

Individual Oak Trees: 5

Project Impacts:

Development Area: 1.6 acres

Oak Woodlands: 0.8 acres (72%)

Individual Oak Trees: 3

Mitigation:

Oak Woodlands

- Mitigation Ratio: 1.5:1 (50-75%)

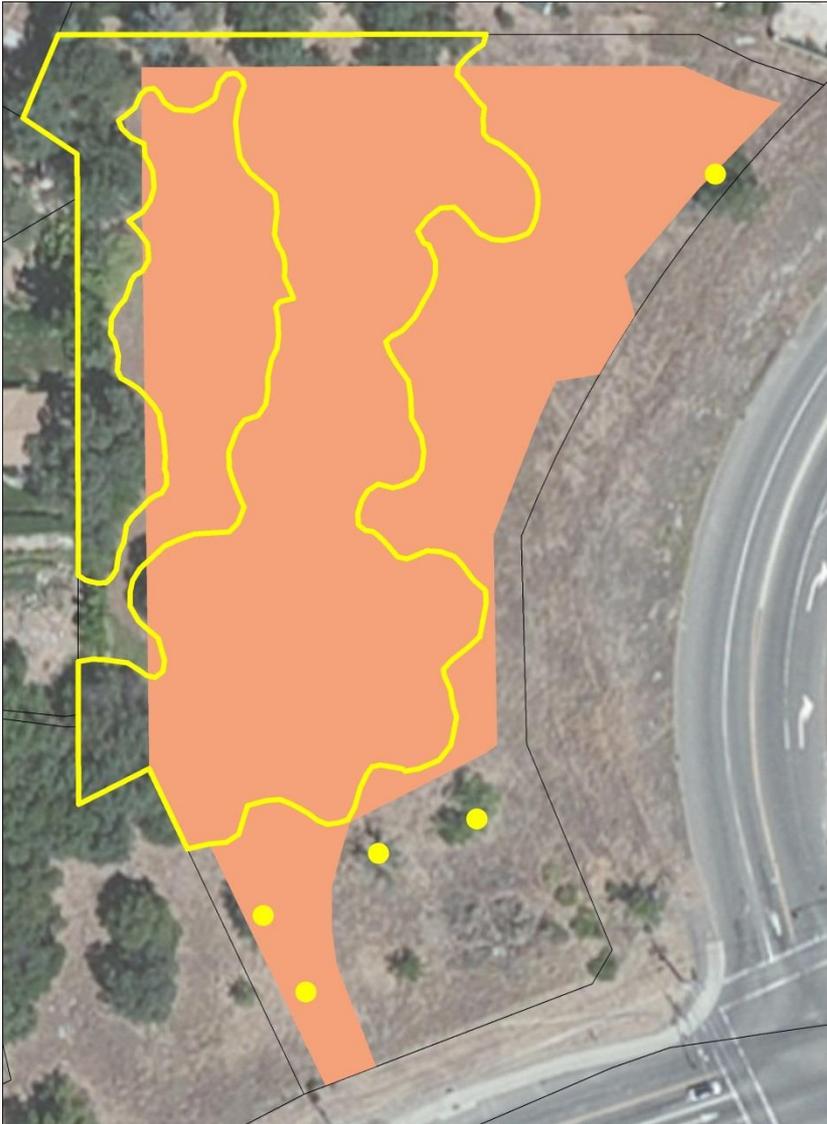
- Plant, Conserve, and/or Fee

Individual Oak Trees

- Inch-for-Inch Replacement

- Plant and/or Fee

Example 2 (Affordable Housing)



Site Information:

Parcel: 2.4 acres

Oak Woodland: 1.1 acres

Individual Oak Trees: 5

50% of units are 'Lower' income

Project Impacts:

Development Area: 1.6 acres

Oak Woodlands: 0.8 acres (72%)

Individual Oak Trees: 3

Mitigation:

Oak Woodlands

- Adjusted Mitigation Ratio: 0.75:1
- Plant, Conserve, and/or Fee

Individual Oak Trees

- Inch-for-Inch Replacement
- Plant and/or Fee

Comparison of Oak Policies

- Comparison with Other Rural Counties

Comparison of Oak Woodland and Oak Tree Policies in Nearby Rural Counties					
County	Oak Woodlands			Oak Trees	
	Oak Woodland Impact Assessment	In-lieu Fee Option	Preservation Standards	Heritage or Landmark Tree Standards	Individual Tree Mitigation
Placer	X	X		X	X
Tuolumne	X		X	X	X
Nevada				X	



Next Steps

- Staff to incorporate changes per today's discussion
- June 22, 2015 Board meeting
 - Review and discuss in lieu fee program
 - Finalize project description
 - Adopt ROI
- Notice of Preparation (NOP)
- Environmental Impact Report (EIR)



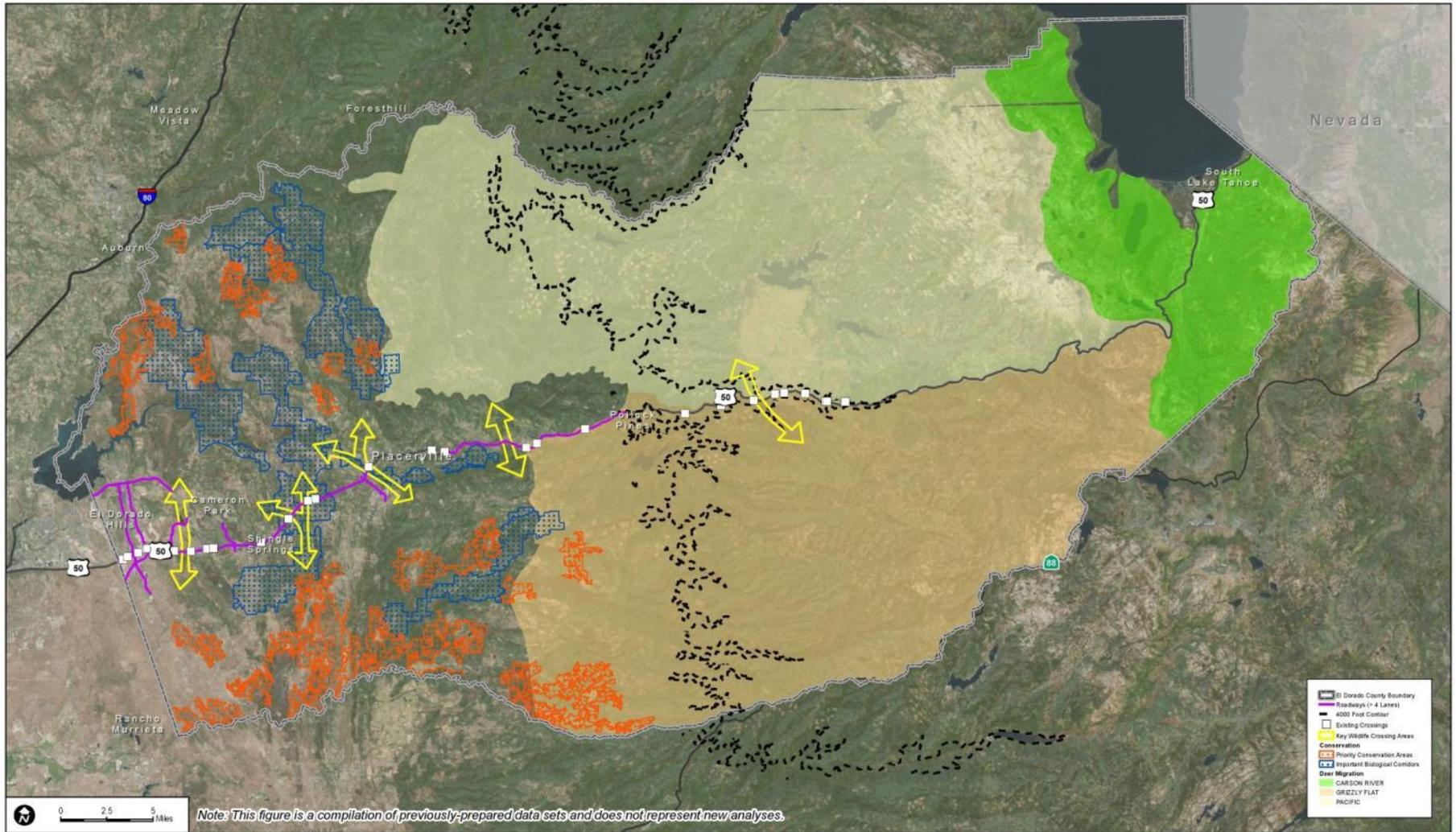


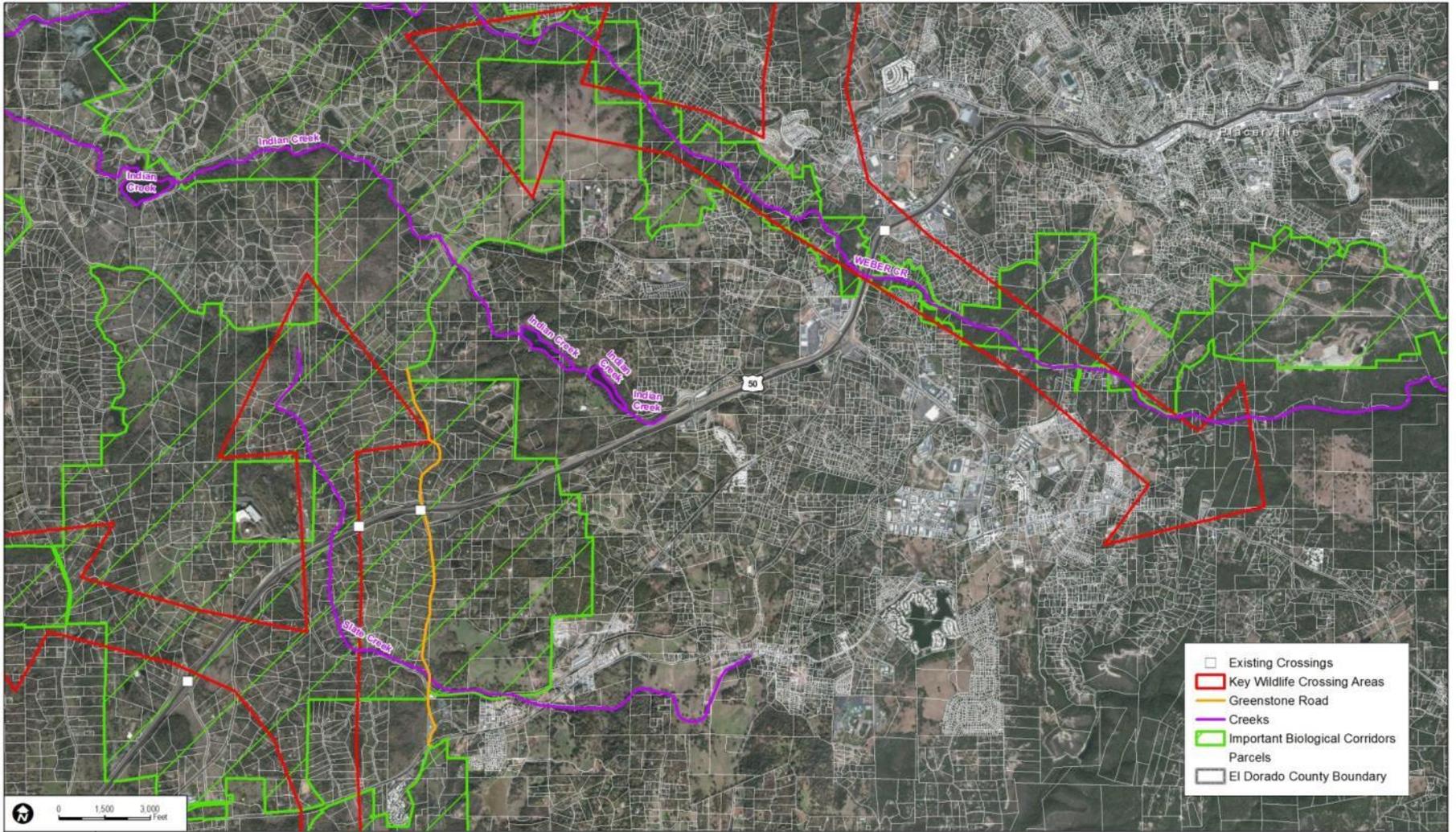
FIGURE 1
Wildlife Movement

DUDEK

SOURCE: Bing Maps 2014; CPAD 2014; FRAP 2006; El Dorado County 2014.

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Biological Resources Policy Update Decision Points 2 and 3



- Existing Crossings
- Key Wildlife Crossing Areas
- Greenstone Road
- Creeks
- Important Biological Corridors
- Parcels
- El Dorado County Boundary

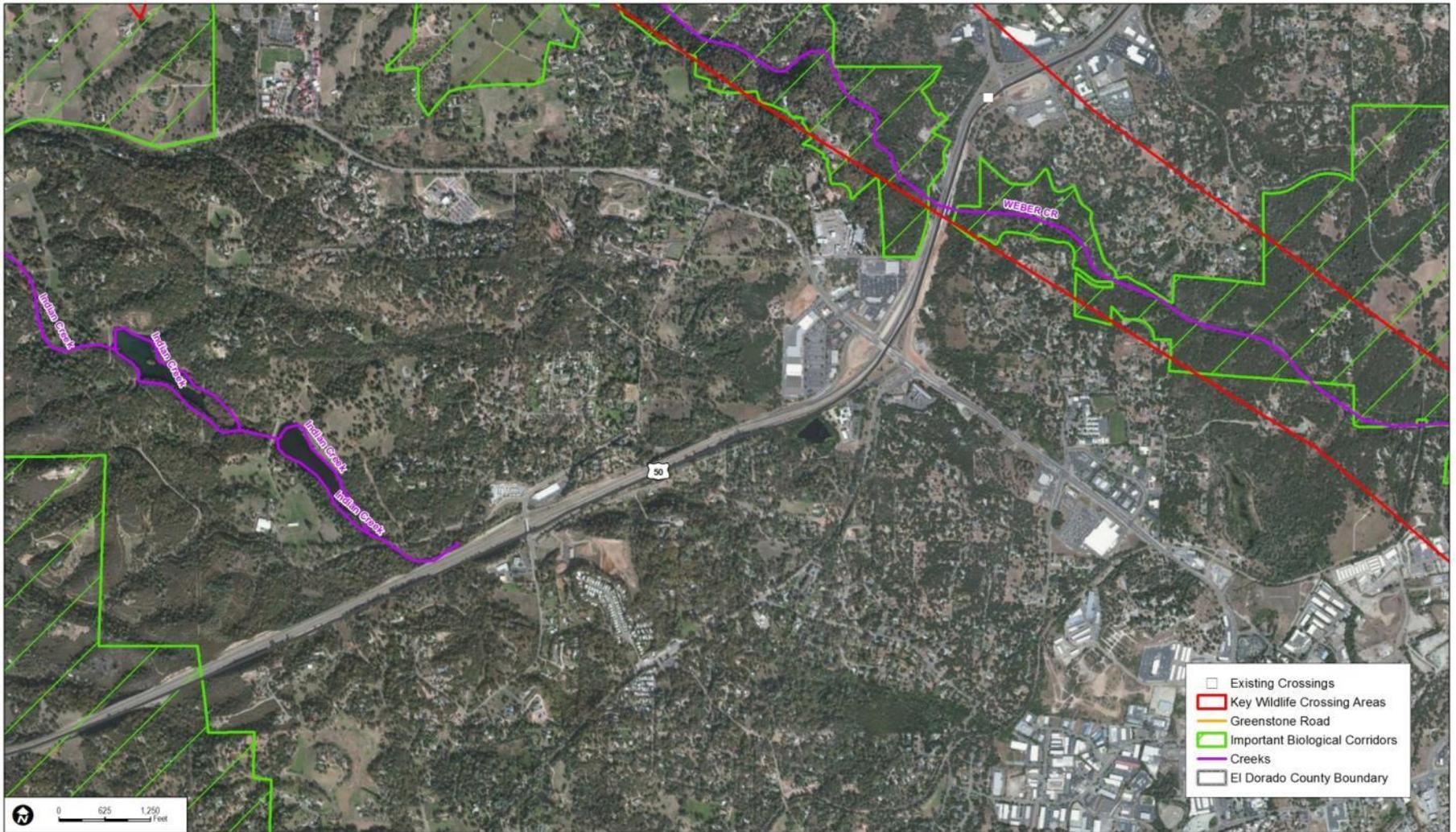
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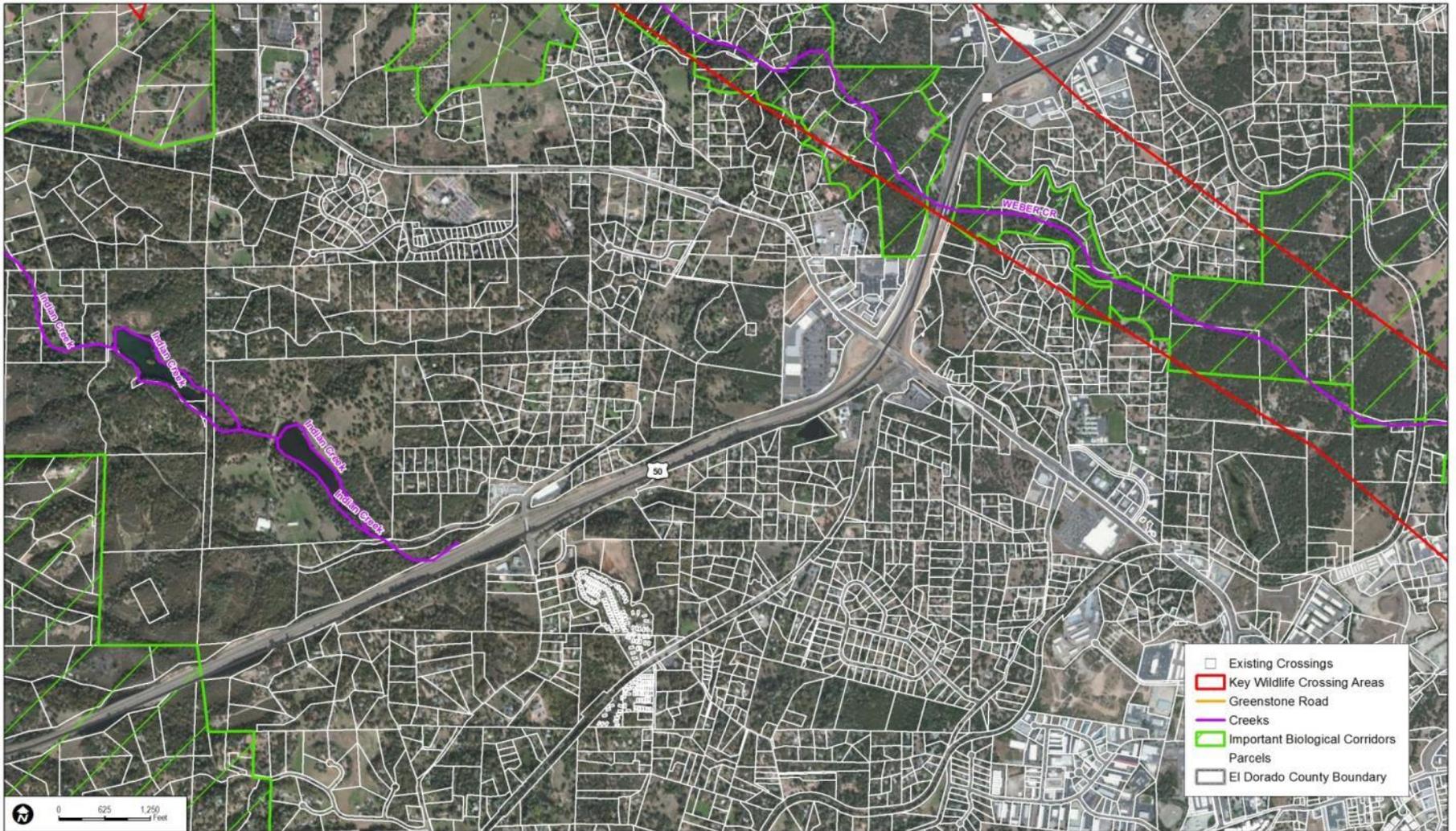
Biological Resources Policy Update Decision Points 2 and 3

FIGURE 1
Wildlife Movement



DUDEK
 SOURCE: Bing Maps 2014, CPAD 2014, FRAP 2006, El Dorado County 2014
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 Biological Resources Policy Update Decision Points 2 and 3

FIGURE 4
Wildlife Movement - Indian Creek and Weber Creek



- Existing Crossings
- ▭ Key Wildlife Crossing Areas
- Greenstone Road
- Creeks
- ▭ Important Biological Corridors Parcels
- ▭ El Dorado County Boundary

DUDEK
 SOURCE: Bing Maps 2014; CPAD 2014; FRAP 2006; El Dorado County 2014
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 Biological Resources Policy Update Decision Points 2 and 3

FIGURE 5
Wildlife Movement - Indian Creek and Weber Creek